| 147.0 | 0006 | 0005.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 710,000 | / | 710,000 |
| USE VALUE: | 710,000 | / | 710,000 |
| ASSESSED: | 710,000 | / | 710,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 53 | | HAWTHORNE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PORFIDO GREGORY A/ETAL |
| Owner 2: | WILCKE TATIANA |
| Owner 3: | |
| Street 1: | 323 GARFIELD RD |
| Street 2: | |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01742 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1310 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5487.000 | 239,700 | 2,600 | 467,700 | 710,000 |
| Total Card | 0.126 | 239,700 | 2,600 | 467,700 | 710,000 |
| Total Parcel | 0.126 | 239,700 | 2,600 | 467,700 | 710,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.98 | /Parcel: 541.98

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 96826 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/22/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 147.0-0006-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 239,700 | 2600 | 5,487. | 467,700 | 710,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 232,700 | 2600 | 5,487. | 467,700 | 703,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 232,700 | 2600 | 5,487. | 467,700 | 703,000 | 703,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 195,600 | 2600 | 5,487. | 438,500 | 636,700 | 636,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 200,100 | 2600 | 5,487. | 362,500 | 565,200 | 565,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 200,100 | 2600 | 5,487. | 333,200 | 535,900 | 535,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 200,100 | 2600 | 5,487. | 304,000 | 506,700 | 506,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 189,100 | 2600 | 5,487. | 298,200 | 489,900 | 489,900 | Year End Roll | 12/11/2014 |

!11512!

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 12:38:46 |

**LAST REV**

| Date | Time |
|---|---|
| 11/04/19 | 09:17:30 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT | PAT ACCT. 11512

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MURPHY SUSAN | 24670-163 | | 7/1/1994 | | 208,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 96826 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/26/1994 | 574 | Manual | 3,000 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/4/2019 | Mail Update | MM | Mary M |
| 5/22/2018 | Inspected | CC | Chris C |
| 5/1/2018 | MEAS&NOTICE | BS | Barbara S |
| 1/15/2009 | Measured | 372 | PATRIOT |
| 11/9/2000 | Inspected | 264 | PATRIOT |
| 12/9/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 272 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5487 | | Sq. Ft. | Site | | 0 | 80. | 1.07 | 9 | | | | | | | | | 467,690 | | | | | | 467,700 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.12596 | Total SF/SM: | 5487 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 467,690 | Spl Credit | | Total: | 467,700 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 6 - Colonial |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | CREAM |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 6 - Average | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 173.728 |
| Other Features: | 78500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 347354 |
| Depreciation: | 107680 |
| Depreciated Total: | 239674 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 3 | | | Baths: 1 | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

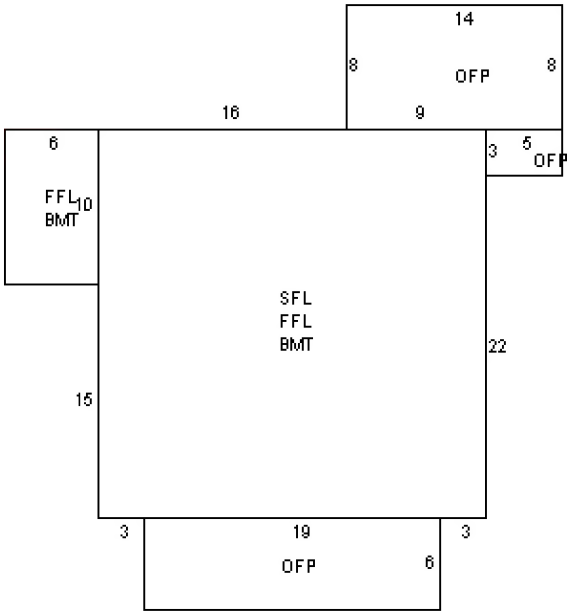
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 173.73 |
| Special Features: | 0 | Val/Su Net: | 107.20 |
| Final Total: | 239700 | Val/Su SzAd | 182.98 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 685 | 52.120 | 35,701 |
| FFL | First Floor | 685 | 173.730 | 119,003 |
| SFL | Second Floor | 625 | 173.730 | 108,580 |
| OFP | Open Porch | 241 | 23.110 | 5,570 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | 2,236 | Total: | | 268,854 |
| Size Ad | 1310 | Gross Area | 2236 | FinArea | 1310 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

*AssessPro* Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 147.0-0006-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X18 | F | FR | 1930 | 23.92 | T | 50 | 101 | | | 2,600 | | | 2,600 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 2,600 | Total Special Featues: | Total: 2,600 |